



2 Wallingford Road, Handforth, Wilmslow, Cheshire, SK9 3JU

mosley jarman

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£293,750

- An extended and well presented family home
- Three bedroom bay fronted semi detached house
- Close to Handforth Grange Primary School
- Close to Handforth Village Centre and within a short walk of the train station
- Nearby access to the A555
- Extended modern kitchen and bathroom
- Conservatory
- Resin driveway and gardens to three sides
- Double glazed, gas fired central heated and alarmed
- EPC rating -





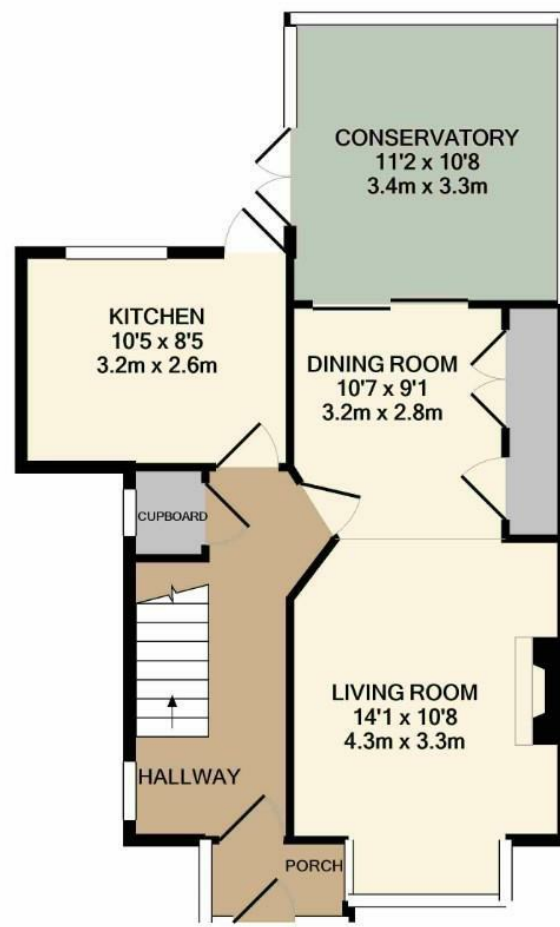
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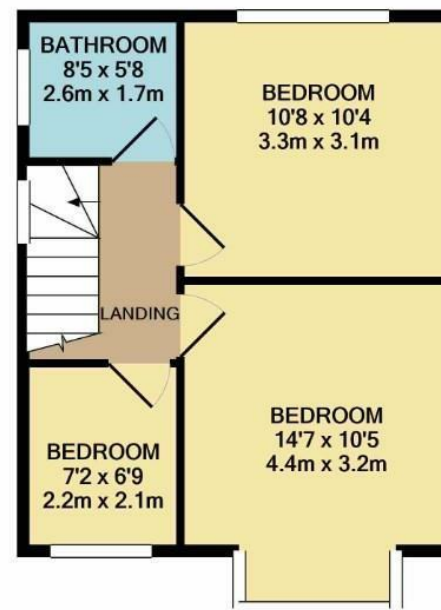
An extended and well presented three bedroom bay front semi detached family home which forms part of the popular 'Lakes' estate which is within the catchment of and just a short walk away from Handforth Grange Primary School as well as being close to the village centre, the train station and with nearby access to the A555.

Double glazed, alarmed and gas fired centrally heated (run by a Valliant boiler). The accommodation includes an enclosed porch (with under tile heating), entrance hall (with under stairs cupboard and staircase to first floor with glass balustrade and Oak hand rail), living room (with bay window and gas fire), dining room, conservatory (with glass roof, ceiling fan, radiator and French doors to the rear garden), kitchen (fitted with modern cream high gloss units with integrated appliances that include an electric double oven, gas hob, extractor, washer dryer, fridge and freezer), landing (with glass balustrade with Oak hand rail), main bedroom (with bay window and fitted wardrobes), bedroom two (with fitted wardrobes and matching furniture), bedroom three and a bathroom (fitted with modern white sanitary ware with shower over bath). A resin driveway to the front provides off road parking and lawned gardens to the front. A gate leads to the side which reveals a drying area and there is an enclosed landscaped rear garden which is paved, with raised planters and a large composite shed/garage at the bottom of the garden.





GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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